

Beautifully renovated 3-bedroom penthouse apartment for sale 140 meters from the free ski bus stop in Bozel



INFORMATION

Town:	Bozel
Department:	Savoie
Bed:	3
Bath:	3
Floor:	95 m ²
Outside Space:	13 m ²

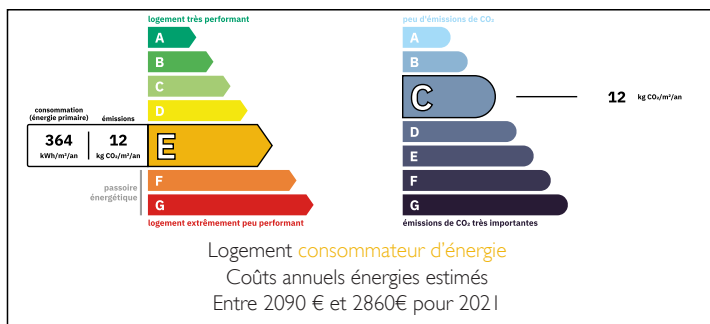
IN BRIEF

This stunning property offers a total surface area of approximately 107 m², with an official livable space of 95 m².

Situated in a secure residence, this apartment conforms to new energy standards and features four balconies, two balconies face south, while the other two face east, giving you ample opportunities to enjoy the fresh mountain air and breathtaking scenery.

The apartment features three bedrooms, two with en-suite bathrooms equipped with a shower, washbasin, and WC. The third bedroom shares an additional separate bathroom (3rd bathroom) with a shower, washbasin, and WC with the walk-through 'Coin de Montagne' equipped with a double sofa bed and a private TV. All of the bathrooms have towel warmers & the whole apartment has underfloor heating with individual thermostats.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

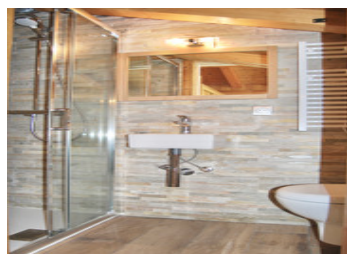


Tableau récapitulatif des surfaces de chaque pièce au sens Loi Carrez :

Parties de l'ensemble bâti voisines	Superficie primitive au sol (m²)	Surface au sol	Commentaires
Salle d'ég. - Salon	37,5	37,5	
Salle d'ég. - Cuisine	11,08	11,08	
Salle d'ég. - Salle d'eau (baignoire)	3,38	3,38	
Salle d'ég. - Chambre	22,7	22,7	
Salle d'ég. - Chambre	8,43	8,43	
Salle d'ég. - Salle d'eau (baignoire 2)	5,76	5,76	
Salle d'ég. - Salle d'ég.	43,28	43,28	
Salle d'ég. - Chambre 2	12,87	12,87	
Salle d'ég. - Chambre 3	3,53	3,53	
Salle d'ég. - Salle d'eau (baignoire 3)	4,68	4,68	
Salle d'ég. - Salle d'ég.	0,87	0,87	

Superficie primitive en m² (au sol) (des MRS) :

Surface loi Carrez totale : 95,25 m² (quatre-vingt-quinze mètres carrés trente-cinq)
Surface au sol totale : 107,18 m² (cent sept mètres carrés dix-huit)

Résultat du repérage - Parties annexes

Parties de l'ensemble bâti voisines	Superficie primitive au sol (m²)	Surface au sol	Moût de non prise en compte
Salle d'ég. - Balcon	0	0	
Salle d'ég. - Terrasse 1	0	0,88	
Salle d'ég. - Terrasse 2	0	4,26	
Salle d'ég. - Terrasse 3	0	0,83	

DESCRIPTION

Bozel is a lovely year-round village with a variety of restaurants, shops, and grocery stores, including a new medical centre. There is a wonderful recreational area with a beautiful lake for swimming, a river for fishing, tennis courts, a skateboard park, basketball courts, and dedicated children's play areas making it perfect for families and outdoor enthusiasts.

Located just 9 km from Le Praz, Courchevel ski lifts, and 6 km from Champagny/Paradiski resort, this property provides easy access to some of the best skiing in the world offering over 1,000 km of groomed ski pistes!

The closest airports to Bozel are Lyon, Grenoble, and Geneva, all approximately 180 km away, making it accessible to visitors worldwide.

For those who prefer to travel by train, the closest station is in Moûtiers, just 14 km from Bozel. There's also a regular seasonal bus transportation service to and from Moûtiers, as well as a free bus service to and from Bozel to Courchevel, making it easy to explore the surrounding areas and enjoy all that this beautiful region has to offer.

Whether you're looking for a ski getaway or a summer retreat, this stunning property in Bozel is a perfect choice. Don't miss your chance to own a piece of paradise in the heart of the French Alps.

* Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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LOCAL TAXES

Taxe habitation: EUR

NOTES